



**14 Highfield Rise, Shrewton, Salisbury SP3 4DZ**

**welcome to**

## **Highfield Rise, Shrewton Salisbury**

The outlook over the beautiful countryside from this detached bungalow sends me to my happy place of relaxation. Located in Shrewton within a quiet cul-de-sac you are not too far from local amenities. There are many opportunities to participate in community events throughout the year.





### Driveway

Driveway for multiple cars and external power sockets

### Entrance Hall

Door to the front aspect opening into the entrance hallway with doors into; bedroom one, bathroom and living room, double glazed window to the front, carpet flooring and radiator.

### Living Room

19' 9" max x 19' 9" max ( 6.02m max x 6.02m max )  
Double glazed window to the rear aspect, patio sliding doors into the conservatory, spacious lounge with feature wood burner fireplace, carpet flooring, radiators and television point.

### Kitchen

11' 4" max x 15' 6" max ( 3.45m max x 4.72m max )  
Double glazed window to the side aspect, door to the side aspect opening into the garden, wall and base units, inset sink, built in double oven, space for appliances, table and chairs and door into the utility room.

### Utility Room

10' 5" x 5' 9" ( 3.17m x 1.75m )  
Double glazed window to the side aspect, door to the rear aspect opening into the garden, base units and inset sink and space for washing machine/tumble dryer

### Conservatory

17' 9" x 12' ( 5.41m x 3.66m )  
Double glazed windows to the side and rear aspect, sliding doors into the living room and door opening into the garden.

### Hallway

Door from living room, carpet flooring, storage cupboard, doors to; shower room, and bedrooms.

### Bedroom Two

15' 6" x 11' 6" ( 4.72m x 3.51m )  
Double glazed window to the front aspect, carpet flooring, built in wardrobe and radiator.

### Bedroom One

19' 8" x 8' 1" ( 5.99m x 2.46m )  
Double glazed dual aspect windows, carpet flooring and radiators.

### Bedroom Three

10' 6" x 11' 6" ( 3.20m x 3.51m )

Double glazed window to the front aspect, carpet flooring, built in wardrobe and radiator.

### Bedroom Four

7' 4" x 8' 2" ( 2.24m x 2.49m )

Double glazed window to the side aspect, built in wardrobe, carpet flooring and radiator.

### Bathroom

Double glazed window to the rear aspect, bath with over head shower, wash hand basin, towel radiator and W/C.

### Shower Room

Double glazed window to the side aspect, shower cubicle, wash hand basin, bidet, towel radiator and W/C.

### Garden

Enclosed wrap around laid to lawn and patio areas, with established flower beds and pleasant views of the country side.

### Agent's Note

Oil fired central heating, wood burner would need to be checked before use.



Total floor area 138.4 m<sup>2</sup> (1,490 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## **Highfield Rise, Shrewton Salisbury**

- Four Bedrooms
- Detached Bungalow
- Spacious Living Room with Wood burner
- Two Bathrooms
- Close to amenities

Tenure: Freehold EPC Rating: D

**£420,000**



Please note the marker reflects the postcode not the actual property

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